

City Planning Commission Meeting
Tuesday, April 28, 2015

CPC Deadline: 06/12/15
CC Deadline: 07/14/15
Council District: C - Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 035/15

Prepared by: Larry Massey, Jr.
Date: April 15, 2015

I. GENERAL INFORMATION

Applicant: New Hotel Monteleone, Inc.

Request: This is a request for the expansion of an existing hotel in a VCC-2 Vieux Carré Commercial District in accordance with **Article 8, Section 8.10.2 Existing Hotels in the Vieux Carré Districts**.

Location: The petitioned property is located on Square 35, Lots 6, 7, 9 or 8, 2 or 9, 11, B 12, 10, 1, 2, 3, 4, 5, B 13, 14, and 15, in the Second Municipal District, bounded by Royal, Iberville, and Bienville Streets, and Exchange Place. The municipal addresses are 200 – 214 Royal Street. (PD 1B)

Description: The subject site is an irregularly shaped parcel with frontage on Royal and Bienville Streets in the French Quarter neighborhood. It measures approximately 140 feet along Royal Street, approximately 52 feet along Bienville Street, a depth of approximately 126 feet, and approximately 165 feet in depth near Exchange Place. This parcel and the adjacent parcel are currently developed with a bank and the Hotel Monteleone. The hotel has been in operation since 1886 and contains 570 guest rooms, 55 luxury suites, and 24 meetings rooms. The hotel also has a parking garage in the rear of the structures to accommodate guests' vehicles and hourly-rate public parking.

The applicant proposes the expansion of the hotel's meeting facilities to the first floor of an adjacent two-story building. The new meeting area has a total floor area of 1,172 square feet and has a capacity of 168 occupants based on its proposed non-fixed seating, though the submitted plans show a layout to seat 88 occupants. In addition to the proposed meeting area, the expansion includes two storage closets, an electrical closet, and corridor space connecting the meeting area to the hotel.

Why is City Planning Commission action required?

Article 8, Section 8.10.2 *Existing Hotels in the Vieux Carré Districts* allows existing hotels in Vieux Carré Districts to expand accessory uses, such as meeting facilities, provided that there be no increase in the number of sleeping rooms, and that such alterations be in accord with applicable district regulations. Application for such expansions are required to be submitted to the City Planning Commission for a hearing and action in accord with the provisions of **Article 16, Section 16.5** *Planned Development District Procedures*.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

Zoning and Land Use

This site is located in a VCC-2 Vieux Carré Commercial District that includes structures fronting Royal Street between Iberville and Saint Ann Streets, and those fronting Chartres Street between Bienville and Saint Peter Streets. This VCC-2 District also includes a number of properties fronting the lakeside of Decatur Street from Saint Louis Street to Jackson Square. This district includes the Royal Street pedestrian mall, which closes daily to vehicular traffic from 11 a.m. to 4 p.m. A wide variety of uses are located in this district, including offices of the Louisiana Supreme Court, the Historic New Orleans Collection – Williams Research Center, and various antique shops, restaurants, and hotels. First floor commercial uses immediately adjacent to the petitioned site include a kitchen accessory store, restaurant, bank, and art gallery.

Just lakeside of this VCC-2 District is a VCE Vieux Carré Entertainment District, which includes the properties fronting Bourbon Street from Iberville to Saint Ann Streets, and contains much of the concentration of Bourbon Street's entertainment uses. Just riverside of the petitioned property's VCC-2 District is a VCE-1 Vieux Carré Entertainment District which is bounded by Iberville, Conti, North Peters, and Decatur Streets. This district includes the House of Blues music venue as well as a number of restaurants, bars, retail shops.

A CBD-3 Central Business District is located near the petitioned property and includes all of the properties along Canal Street between North Peters and Rampart Streets. There are numerous hotels located in this district, and most buildings have first floor retail. This district also includes the United States Custom House, which began construction in 1848 and was completed in 1881 after a number of interruptions including changes in

architects and the Civil War.¹ The US Customs House occupies the entirety of Square 5 and is bounded by Iberville, Canal, North Peters, and Decatur Streets. The building currently houses offices of the United States Customs and Border Protection, as well as the Audubon Insectarium.

B. What is the zoning and land use history of the site?

Zoning History

1929 – J – Industrial District
1953 – H-2 Vieux Carré Commercial District
1970 – VCC-2 – Vieux Carré Commercial District

Land Use

1929 – Commercial, Hotel, and Industries & Warehouses
1949 – Commercial
1999 – Commercial²

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

There have been the following zoning actions within five (5) blocks of the subject site in the past five years.

Zoning Docket 050/10 was a request for a conditional use to permit the redevelopment of a vacant building into a hotel, in a CBD-3 Central Business District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 114/10 was a request for a conditional use to permit increases in height and floor area ratio, and a non-accessory parking garage, in a CBD-3 Central Business District. The municipal address is 1031 Canal Street. It was recommended for denial by the City Planning Commission and withdrawn from consideration prior to City Council action. *This site is located approximately five (5) blocks from the subject site.*

¹ Source: US General Services Administration Website:
<http://www.gsa.gov/portal/ext/html/site/hb/category/25431/actionParameter/exploreByBuilding/buildingId/925>

² The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

Zoning Docket 073/11 was a request for a conditional use to permit increases in height and floor area ratio and a non-accessory parking garage in a CBD-3 Central Business District. The municipal address is 1031 Canal Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 026/12 was a request for a conditional use to permit a fast food restaurant in a CBD-1 Central Business District. The municipal address is 132 Carondelet Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 123-12 was a request for an amendment to Ordinance No. 15,423 MCS, as amended by Ordinance No. 17,700 MCS, which permitted the expansion of an existing nightclub in a VCE-1 Vieux Carré Entertainment District, to permit the expansion of an existing nightclub into a ground floor retail space. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is two (2) blocks from the petitioned site.*

Zoning Docket 043/13 was a request to consider the rescission of conditional use Ordinances 12,730 MCS, 13,727 MCS and 15,198 MCS, which permitted a non-accessory parking garage in a VCC-2 Vieux Carré Commercial District. The municipal address is 939 Iberville Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (5) blocks from the subject site.*

Zoning Docket 066-13 was an amendment to Ordinance No. 11,115 M.C.S which permitted a radio antennae and tower, to permit a non-accessory parking garage in a CBD-1 Central Business District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council.

Zoning Docket 112-13 was a request for a text amendment to the Comprehensive Zoning Ordinance No. 4264, M.C.S., to amend Article 8, Section 8.8.3 – “VCE-1 – Vieux Carré’ Entertainment District – Permitted Uses” to add Medical Clinics – Urgent Care as a permitted use. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The petitioned site is within one (1) block of the impacted area.*

Zoning Docket 121/13 was a request for a conditional use to permit a supper club in a VCE-1 Vieux Carré Entertainment District. The municipal addresses are 233-235 North Peters Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 013/14 was a request for a conditional use to permit a cocktail lounge in a CBD-1 Central Business District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 023/14 was a request for a conditional use to permit the sale of alcoholic beverages for off-premises consumption in a retail establishment with a floor area of less than 25,000 square feet in a CBD-3 Central Business District. The municipal addresses are 801-807 Canal Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 063/14 was a request for a conditional use to permit a retail store selling alcoholic beverages for off-premises consumption in a CBD-1 Central Business District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 115/14 was a request for a conditional use to permit a hotel in a VCS-1 Vieux Carré Service District. The municipal address is 111 Iberville Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within five (5) blocks of the subject site.*

Zoning Docket 020/15 was a request for a conditional use to permit a hotel and parking garage in the CBD-3 Central Business District. The City Planning Commission recommended denial of the request. The request was withdrawn prior to consideration by the City Council. *The site is located approximately five (5) blocks from the subject site.*

Recent zoning dockets indicate a significant amount of activity in the surrounding area particularly in the Central Business Districts which included requests for increased height and floor area ratio, a cocktail lounge, and several hotel related requests. There were no similar requests for the expansion of an existing hotel in a Vieux Carre District, but the three requests do suggest a desire for the expansion of the City's stock of hotels. The City Planning Commission and City Council supported two of these request subject to various provisos, and the City Planning Commission recommended denial of the construction of the third which was determined to be out-of-scale with its surroundings. The request to expand the meeting facilities of the Hotel Monteleone is a relatively small-scale increase in meeting space, and would be consistent with past actions in terms of promoting the growth of visitor-oriented businesses in a manner that compliments the surrounding area.

D. What are the comments from the design review staff?

The petitioned site is developed with a two-story building located in the Vieux Carré Historic District. This two-story building is attached on the north side to a building that is nearly identical and has the same architectural components including dormers, french-doors with fanlight transoms, green storm-shutters, and a balcony. The neighboring building to the south is the Hotel Monteleone which includes 570 guest rooms, 55 suites, and 24,000 square feet of meeting space that is divided between roughly 24 meeting rooms. The hotel also has an adjacent parking garage which provides parking for guests and hourly rate public parking.

The neighboring building closest to the corner of Royal Street and Bienville Street is currently occupied by a bank which once occupied the entire first floor of both buildings. Though they still retain their historic appearance, the facades of the two-buildings have been modified to accommodate the bank. Exterior modifications include an ATM occupying one of the former french doors, a bay window, and a nighttime drop-box carved into the façade adjacent to the bay window. The bank recently underwent renovations (14-32568-RNVS), to downsize its floor space from approximately 3,500 square feet to approximately 1,700 square feet. The renovation reduces the bank's business activities from the entire first floor of the two buildings to the first floor of only the building closest to the corner of Royal and Bienville Streets. The renovation also included the installation of a three-hour rated firewall, the reconfiguration of doorways in the rear of the building that access the parking garage, and the relocation of the ATM and nighttime drop-box.

The remaining portion of the first floor is the space into which the Hotel Monteleone is proposing to expand its meeting facilities. The proposed meeting space is approximately 1,172 square feet in area and can accommodate 168 occupants. There are also two proposed storage closets that measure approximately 80 and 26 square feet, and an electrical closet measuring approximately 48 square feet. The proposal also includes approximately 63 square feet of corridor space and entranceway space from the corridor to the meeting space that measures approximately 245 square feet. The provisions of **Article 8, Section 8.10.2** allow existing hotels in Vieux Carré Districts to expand accessory uses, such as meeting facilities, provided that there be no increase in the number of sleeping rooms, and the such alteration be in accord with applicable district regulations. No proposed sleeping rooms are included in the expansion of the hotel. The expansion is to add 1,172 square feet to the hotel's 24,000 square feet of existing meeting facilities, representing an increase of approximately 5% in the hotel's total meeting space.

The second floor of the petitioned site is not a part of the proposed expansion and is currently in use by the Hotel Monteleone. The entire second floor of both structures contains offices for the hotel's sales division of the hotel and includes 12 offices, three work stations, and a small conference room.

Exterior modifications to the building include the removal of the existing bay window to construct a french-door that will mimic the building's other two French doors. The nighttime drop-box once used by the neighboring bank is also planned to be removed and filled with a material that matches the façade of the building. These plans have been reviewed and approved by the Vieux Carré Commission on April 1, 2015. The plans submitted to staff indicate that the three french-doors open onto the Royal Street sidewalk. These doors will require a lease and/or grant of servitude from the Department of Property Management.

- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

In conversations with staff, the applicant indicated that the doors are not intended to be the main point of ingress and egress to the meeting space. Most meeting attendees will enter the hotel via the main entrance, located mid-block on Royal Street, and access the meeting space through the interior corridor. The applicant confirmed that these doors will not be open during events, due mostly to street noise and to preserve the climate control of the interior of the space. The applicant did state that the doors will most likely be used for egress when they are used.

No other exterior modifications or signage was proposed under this request, and any future modifications, including signage, require VCC approval under **Article 8, Section 8.1** of the CZO:

- Signage shall be limited to that which is permitted by **Article 8, Section 8.5.6** Permitted Signs of the VCC-2 District Regulations. Any proposed signage shall be subject to the approval of the staff of the Vieux Carré Commission.

The submitted site plan does not indicate a designated area for trash storage. At no time should the trash receptacles be stored within the public right-of-way. The applicant shall conduct a daily litter abatement program, which shall include clearing of all litter from the sidewalks adjacent to the property and the periodic cleaning of the street rights-of-way. With regard to trash disposal, the staff recommends:

- The applicant shall submit a revised site plan which shall include a designated dumpster/trash storage area within the structure, subject to further review and approval by the staff of the City Planning Commission.
- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-

of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.

- E. **What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

Streets

This site of the hotel and proposed meeting room expansion is on Royal Street which has one lane of one-way traffic heading in the upriver direction. This portion of Royal Street is also striped with shared bicycle lane chevrons. The hotel's parking garage is accessed via Bienville Street. Bienville Street also has one lane of one-way traffic, but in the lakebound direction. Iberville and Chartres Streets are the other bounding streets for the petitioned site and also have one lane of one-way traffic. Iberville Street has a riverbound direction of travel, and vehicles on Chartres travel downriver. Exchange Alley bisects the square and provides a service and loading area for the hotel.

No on-street parking is provided on the petitioned site's Royal Street frontage. This portion of Royal Street is reserved as a passenger zone for the hotel for most of the block, and as a cab stand for the remainder. Iberville, Chartres, and Bienville Streets are mostly reserved as freight zones from 7 a.m. to 6 p.m. every day except Sunday. This provides a number of nighttime on-street parking spaces, though they cannot be expected to only serve the hotel.

The nearest major street is Canal Street, which has six lanes for vehicular travel, with intermittent turning lanes and on-street parking. The Canal Street right-of-way also has two dedicated streetcar rails in the neutral ground on which the Canal Streetcars travel. The Saint Charles streetcar also utilizes these rails between Carondelet Street and Saint Charles Avenue as the streetcar departs outbound.

Off-Street Parking and Loading

There are no off-street parking requirements for the Vieux Carré Districts³, so the request does not trigger the requirement for additional parking on the site. The hotel does provide parking for guests and to the public via a parking garage accessible from Bienville Street.

³ Article 15, Section 15.2.2(1) of the Comprehensive Zoning Ordinance
ZD 035/15

F. Are there any comments from other agencies, departments or committees?

The request was considered by the Planning Advisory Committee on April 8, 2015. It was noted by Department of Property Management Division of Real Estate and Records that the alleyway in the rear of the property and the planters in the public right-of-way need to be reviewed further. The representative from the Vieux Carré Commission noted that they require no further review of the project. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Department of Property Management Division of Real Estate and Records.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

The applicant is proposing the expansion of the meeting facilities of an existing hotel in a VCC-2 District. The proposed meeting space will share a wall with the abutting bank that recently underwent renovations to downsize their operations, freeing up the petitioned space. At the Neighborhood Participation Program meeting, an attendee expressed concerns that the proposed meeting space might create noise that could be a disturbance to the bank. The applicant spoke to this concern at the NPP meeting and in conversations with staff, and committed to installing additional noise dampening materials to further reduce any noise or vibrations that might be created by events in the meeting space. In order to reduce the possibility of disturbances to the neighboring property, staff recommends the following provisos:

- Additional noise dampening materials shall be installed on the shared wall between the proposed meeting space and the neighboring first floor tenant. Doors leading from the meeting space to Royal Street shall remain closed during all events.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

The request for the expansion of an existing hotel in a VCC-2 Vieux Carré Commercial District is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Historic Core Mixed-Use.” The goal, range of uses, and development character for that designation on the following page:

HISTORIC CORE MIXED-USE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The designation's range of uses includes visitor-oriented businesses. Additionally, the renovation plans of the existing historic structure has been reviewed and approved by the Vieux Carré Commission and the plans for this request are consistent with the surrounding historic neighborhood.

IV. SUMMARY

The applicant is proposing to expand the meeting facilities of an existing hotel in a VCC-2 Vieux Carré Commercial District. The expansion is not expected to produce any detrimental impacts to the surrounding area and is not considered a significant intensification of the use of this space. Additional noise could be created as a result of events in this space, but proposed provisos are expected to reduce these impacts to nearby uses and contain the use's impacts to the interior of the structure. The recommended provisos also address litter, signage, and other operational standards that could be impactful to the neighborhood. The proposal is consistent with the Plan for the 21st Century Land Use Plan which designates this site as Historic Core Mixed-Use, and promotes a range of uses including visitor-oriented businesses.

V. PRELIMINARY STAFF RECOMMENDATION⁴

The CPC staff recommends **APPROVAL** of Zoning Docket 35/15, a request for a conditional use to permit the expansion of an existing hotel in a VCC-2 Vieux Carré Commercial District subject to six (6) provisos:

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
3. Signage shall be limited to that which is permitted by **Article 8, Section 8.5.6** Permitted Signs of the VCC-2 District Regulations. Any proposed signage shall be subject to the approval of the staff of the Vieux Carré Commission.
4. The applicant shall submit a revised site plan which shall include a designated dumpster/trash storage area within the structure, subject to further review and approval by the staff of the City Planning Commission.
5. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.
6. Additional noise dampening materials shall be installed on the shared wall between the proposed meeting space and the neighboring first floor tenant. Doors leading from the proposed meeting space to Royal Street shall remain closed during all events.

⁴ The recommendation is subject to change by the City Planning Commission

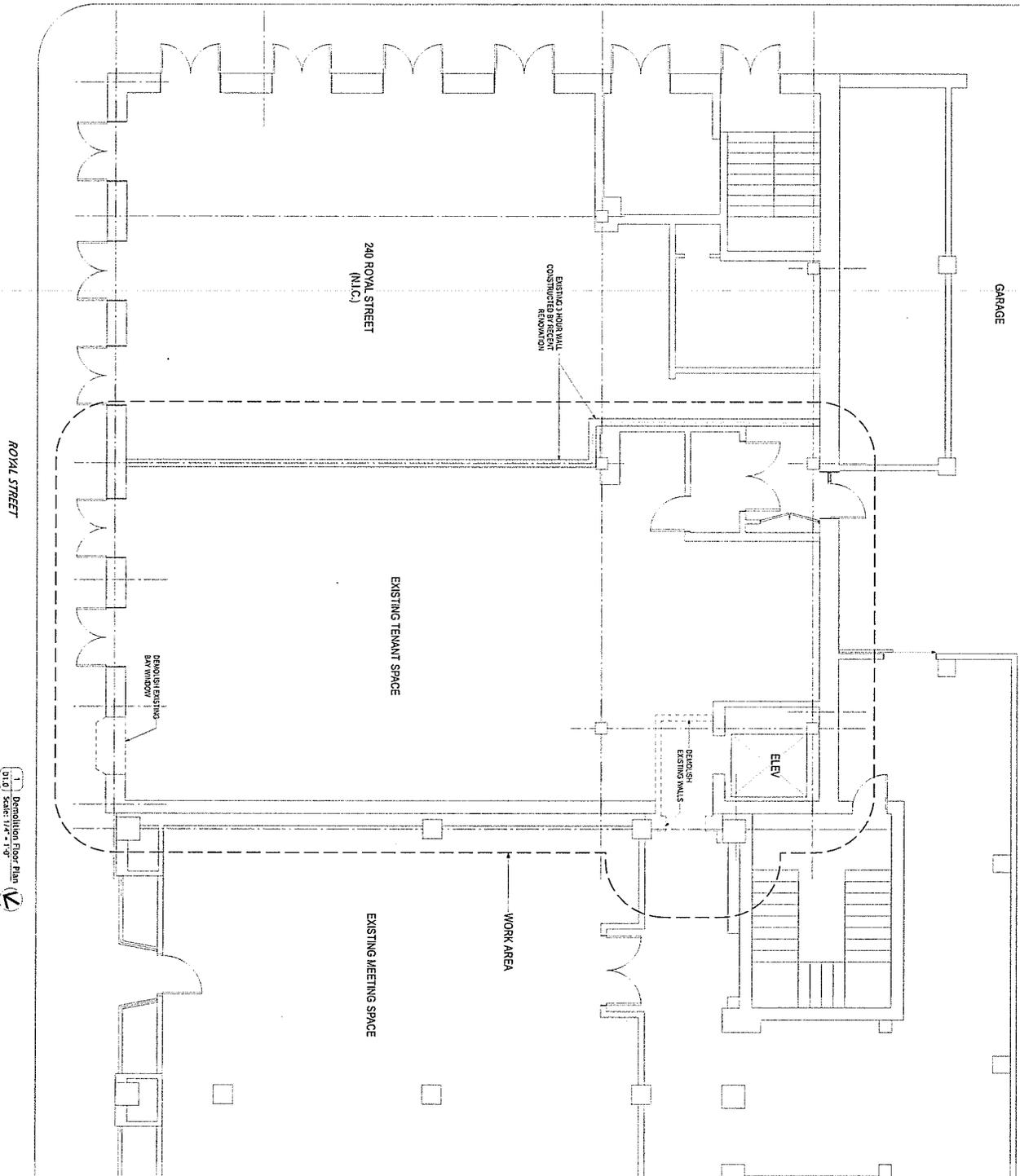
VI. REASONS FOR RECOMMENDATION

1. Minimal adverse impacts are anticipated from the conversion of a former bank space to a hotel meeting space. Additionally, no new sleeping rooms are being created, which is prohibited by **Article 8, Section 8.10.2 Existing Hotels in the Vieux Carré Districts**.
2. The recommended conditions address noise, litter, signage, and the operational standards for meeting spaces.
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Plan*.

VII. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

WALL TYPE	
(Symbol)	EXISTING WALL
(Symbol)	2000 CMU WALL
(Symbol)	EXISTING 3 HOUR FIRE WALL

BIENVILLE STREET



ROYAL STREET

240 ROYAL STREET (MJC)

EXISTING TENANT SPACE

DEMOLISH EXISTING PARTITION

DEMOLISH BUSINESS WALLS

ELEV

WORK AREA

EXISTING MEETING SPACE

GARAGE

1 Demolition Floor Plan
 1.0
 1.0

TENANT IMPROVEMENT

238 Royal Street
 Hotel Monteleone
 New Orleans, La.



DATE	TO	BY / REVISION
1/10/11	01	1 - INITIAL

DATE	BY	DESCRIPTION

RELEASE	DATE	BY

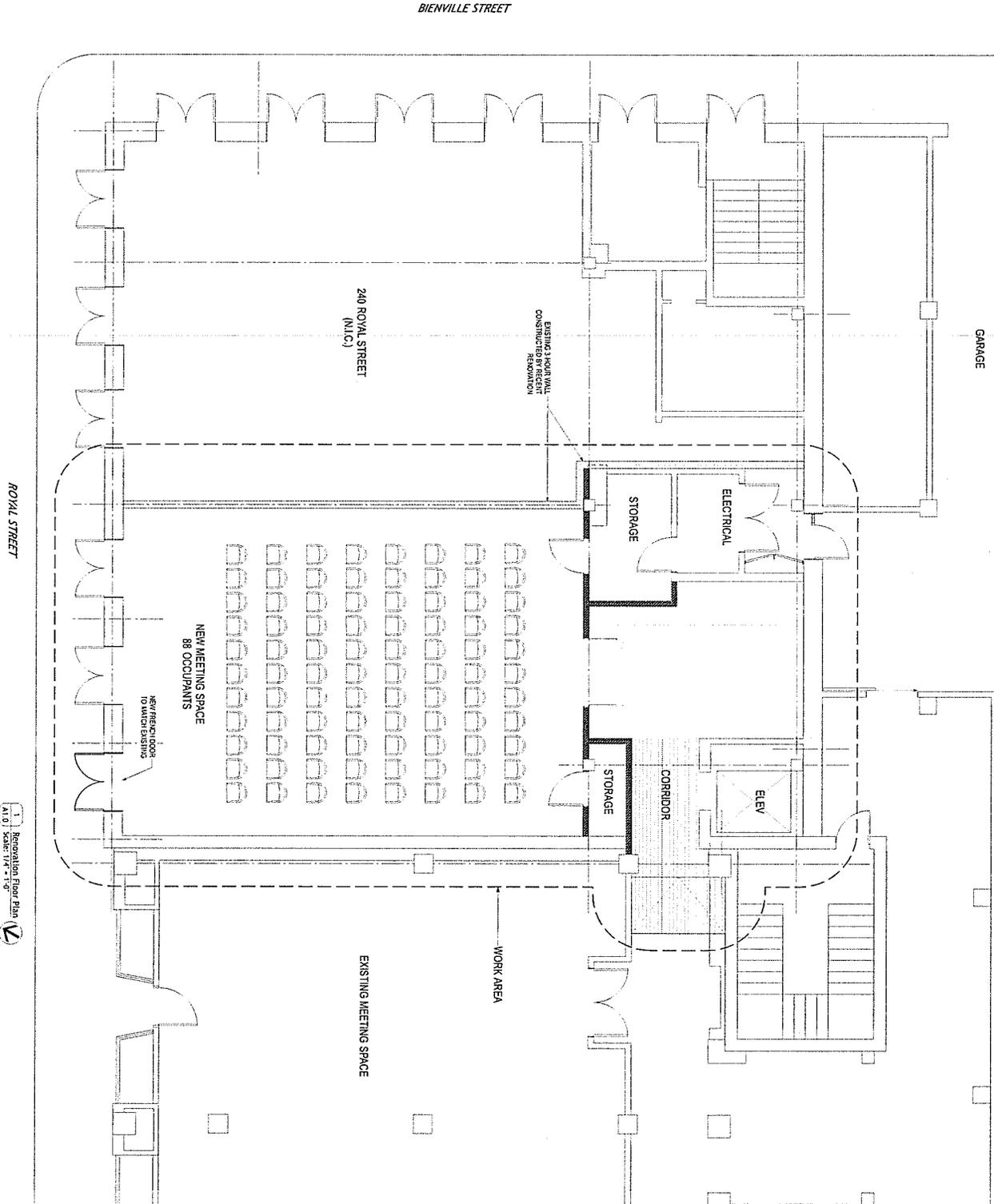
Project No. 1412
 Drawn By JPL
 Checked By

DEMOLITION PLANS

D1.0
 OF 3483

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	WALL LEGEND
	EXISTING WALL
	NEW 3 HOUR WALL
	EXISTING 3 HOUR WALL



1 Renovation Floor Plan
 A1.0 Series 17-1-10

TENANT IMPROVEMENT

214 Royal Street
 Hotel Monteleone
 New Orleans, La.



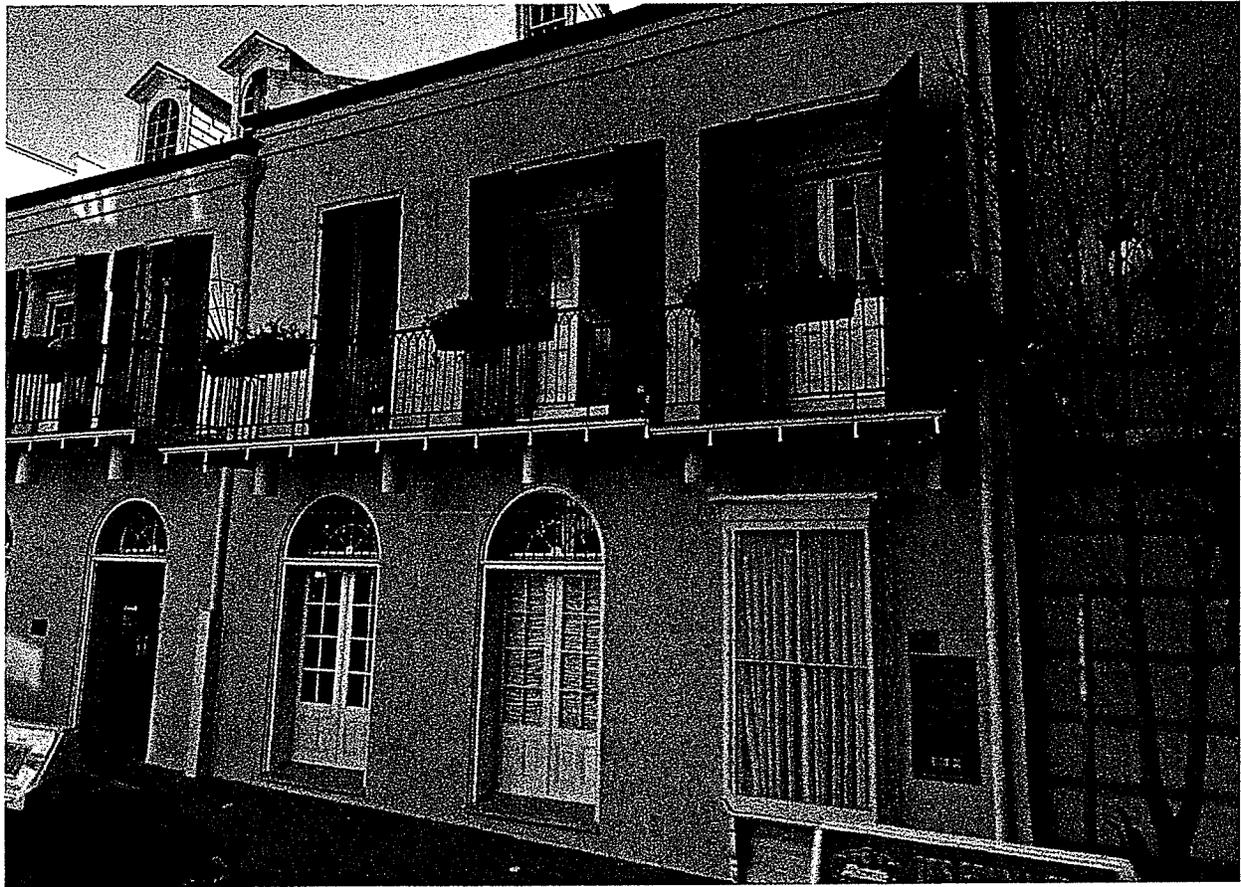
Legend	Date	To	Use / Revision
	2/10/11	01/1	Final
Revised	Date	By	Description
Particulars	DATE	BY	DESCRIPTION
Release	DATE	BY	DESCRIPTION
	11-28-13		

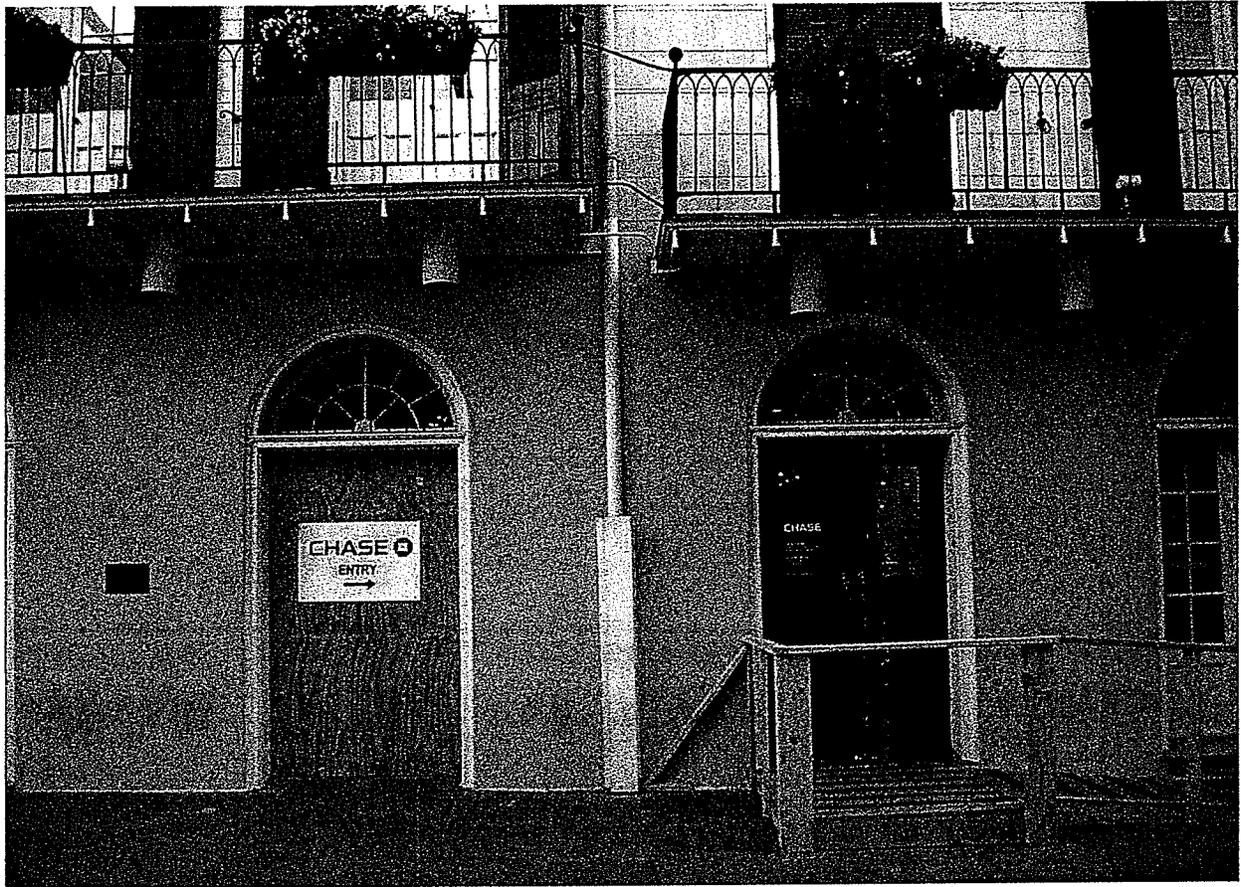
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 Checked By

A1.0
 OF SHEETS

RENOVATION PLANS

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Neighborhood Participation Program Meeting Report

Date of Report: February 25, 2015

Overview: This report provides results of the implementation of the Neighborhood Participation Program for property located at 214 Royal Street. The applicant is required to have the project reviewed by the City Planning Commission since there will be a change of use. This report provides a summary of contacts with citizens, neighbors, public agencies and interested parties. An opportunity has been provided to learn about and comment on the proposed plans and actions. A copy of the sign-in list of attendees is attached.

Contact:

Richard Choate, AIA
2134 Magazine Street
New Orleans, LA 70130
504-301-3722
rchoate@scnz.net

Neighborhood Meeting:

February 20, 2015
10 a.m.
214 Royal Street, Hotel Monteleone, Royal Room D

Correspondence:

February 13, 2015 - 47 letters were mailed to the contact list provided by the City Planning Commission. In addition to which, emails were sent to the French Quarter Business Association, French Quarter Citizens and Vieux Carre Property Owners, Residents and Associates.

Results:

There were 3 people in attendance, including two from the architect's office.

1. Summary of concerns, issues and problems:
 - A. Location of new party wall would encroach on neighboring property
 - B. Will the 13" party wall provide sound dampening?
2. How concerns, issues and problems will be addressed:
 - A. We will review the property survey and modify party walls as required.
 - B. While a 13" masonry wall provides significant sound attenuation, we will apply additional sound batts within the fur-out.

End of meeting

Attachments:

Copy of Neighborhood Community Meeting Invitation
Copy of sign-in sheet
Names of individuals given notice of meeting via U.S. Mail and email



2134 Magazine Street, Suite 200
New Orleans, LA 70130
p: (504) 301-3722
f: (504) 301-3724
www.scnz.net

February 13, 2015

Neighborhood Community Meeting
Invitation

RE: Redevelopment of 214 Royal Street
into Hotel Meeting Spaces

New Orleans, LA 70130

Dear Neighbor:

On behalf of the owners of the above referenced property, SCNZ Architects (SCNZ) would like to extend this invitation to a Neighborhood Community Meeting. The Hotel Monteleone proposes to add an additional 1,800 SF meeting room within their tenant space that has recently become vacant by Chase Bank. The City Planning Commission must review alterations made within the boundaries of existing hotel developments that are accessory to the hotel use.

Our application must go before the City Planning Commission (CPC) in order to request a change of use.

The estimated start and end date for construction would be: June 2015 and October 2015 respectively.

The estimated opening date for Meeting Space use would be: October 2015.

Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the CPC.

The Neighborhood Community Meeting will take place:

- Friday, February 20, 2015 at 10:00 am
- 214 Royal Street, Hotel Monteleone, Royal Salon D

This letter is being delivered through the U.S. mail and / or email. At the meeting, we will provide a sign-in sheet to obtain email addresses so that we can keep you updated if there are any changes to the plans.

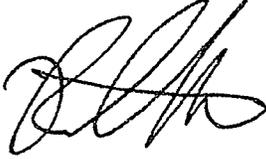
We have enclosed some plans to give you a better idea of what we would like to do.

If you have any questions or comments, please let us know. We hope to see you at the meeting on February 20.

Thank you.

Neighborhood Community Meeting Invitation
214 Royal St.
Page 2

Sincerely,
SCNZ Architects, LLC

A handwritten signature in black ink, appearing to read 'R. Choate', written in a cursive style.

Richard A. Choate, AIA, NCARB
Principal

Enclosures
PC: file



214 Royal Street

Neighborhood Participation Program
Meeting

Date February 20, 2015

SIGN IN SHEET

#	NAME	ADDRESS	E-MAIL	PHONE NUMBER
1	M. Clague	830 Union St #1702	mclague@scn7.com	722-2182
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

Name	Address1	Address2	City	St	Zip
220-222 Bourbon Street LLC	994 Topaz St		New Orleans	LA	70124
226-28 Bourbon Street LLC	Et Al	307 Lane Street	New Orleans	LA	70124
229 Royal Street LLC	3001 17Th St		Metairie	LA	70002
231 LLC	325 Royal St		New Orleans	LA	70130
235 Chartres, LLC	241 Chartres St		New Orleans	LA	70130
239 Chartres, LLC	241 Chartres St		New Orleans	LA	70130
305 Royal Street LLC	325 Royal St		New Orleans	LA	70130
617 Bienville Street LLC	5036 Yale St	# 201	Metairie	LA	70001
730 Bienville Partners Ltd	730 Bienville St		New Orleans	LA	70130
730 Rue Bienville, LLC	P O Box 6917		Metairie	LA	70010-6917
A Mann Land, LLC	241 Chartres St		New Orleans	LA	70130
Anglade Associates LLC	Etal	1912 Bonnie St	Metairie	LA	70001
Bienville Exchange Property, LLC	145 Robert E Lee B1 Penthouse		New Orleans	LA	70124
Bunthorne LLC	C/O David L Stone	228 St Charles Ave #1024	New Orleans	LA	70130
C & P French Quarter Properties LLC	311-313 Royal St		New Orleans	LA	70130
Chartres Management Group, LLC	119 Mulberry		Metairie	LA	70005
Claverie Properti Es Royal LLC	Et Al	1626 Jefferson Ave.	New Orleans	LA	70115-4949
Claverie Properties Bourbon LI	Et Al C/O E K Dozier (Royal) LLC	1626 Jefferson Ave.	New Orleans	LA	70115-4949
Dimartino Marcia G	Etal	3033 Iowa St	Kenner	LA	70062
Eos LLC	241 Royal Street		New Orleans	LA	70130
Esteve Richard J	Etal C/O Thomas Esteve	45 Calle Jacaranda	Brownsville	TX	78520
French Antique Shop Inc	225 Royal St		New Orleans	LA	70116
Granet Henry L	#3 Poydras St #14-F		New Orleans	LA	70130
Green Road, Inc	1010 Common St Suite 3100		New Orleans	LA	70112
Grundmann Enterprises, LLC	4301 Folse Dr		Metairie	LA	70006
Hernandez Louis A Sr	1340 Bayou Rd		Saint Bernard	LA	70085
J & A Meraux Inc	P O Box 1738		Meraux	LA	70075
Joe Sutton Realty, LLC	801 Topaz St		New Orleans	LA	70124
Klonthorn Developments LLC	1901 Audubon Trace		Jefferson	LA	70121
Lupo Thomas J	145 Robert E Lee Blvd		New Orleans	LA	70124
Marcy Properties LLC	P O Box 70348		New Orleans	LA	70172
Monteleone Real Estate III LLC	214 Royal St		New Orleans	LA	70130

Monteleone Real Estate IV LLC	214 Royal St		New Orleans	LA	70130
New Hotel Monteleone	214 Royal St		New Orleans	LA	70130
New Hotel Monteleone Inc	214 Royal St		New Orleans	LA	70130
Oestreicher Properties LLC	307 Exchange Pl		New Orleans	LA	70130
Rathborne Properties LLC	P O Box 157		Harvey	LA	70059
Rizzuto Philip	200 Bourbon St		New Orleans	LA	70130
Rothschild's Inc	321 Royal St		New Orleans	LA	70130
Royal Sonesta Inc	Two Newton Place	255 Washington St	Newton	MA	02458-1634
Royal Street Investments LLC	442 Canal St Suite 206		New Orleans	LA	70130
S & S Royal St Properties LLC	17605 W Purple Martin Ct		Baton Rouge	LA	70817
Sa Mintz, LLC	1915 State St		New Orleans	LA	70118
Schlesinger Lee H	1010 Common St Suite 3100		New Orleans	LA	70112
Shapiro Real Estate, LLC	309 Royal St		New Orleans	LA	70130
Shapiro Real Estate, LLC	309 Royal Street		New Orleans	LA	70130-2228
Taquinno Thomas P	Et Al C/O French Quarter Realty	1041 Esplanade Ave	New Orleans	LA	70116
The First National Bank Of Co	C/O lcg Inc	P O Box 810490	Dallas	TX	75381-0490
The Three Girls LLC	1100 Poydras St #2100		New Orleans	LA	70163-2100
Western Stagecoach LLC	P O Box 52020		New Orleans	LA	70152

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- **Phone Number:** 504-522-3435
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- **Point of Contact:** Meg Lousteau
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